CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 5, 2019

Leiszler Real Estate, LLC
Attn: Alison Bridges
8228 S. Port Drive
Manhattan, KS 66502-8116

Baughman Company P.A.
Attn: Russ Ewy
315 S. Ellis
Wichita, KS 67211

Re: **BZA2019-06: City Administrative Adjustment to reduce the Compatibility Standards for "LC" – Limited Commercial zoning adjacent to "SF-5" – Single-Family Residential zoning for a new convenience store building.**

Legal Description: LOT 1, BLOCK 1, Leewood Heights 3rd Addition, Sedgwick County, Kansas. The property is generally located at the northeast corner of W. 53rd Street North and North Meridian Avenue (5400 N. Meridian Ave.)

Dear Applicant,

We reviewed your request for an Administrative Adjustment to reduce the Compatibility Standards along the north and east property lines where adjacent to SF-5 Single Family Residential zoned property. We understand that you have requested the setback be reduced in order to redevelop the site with a new convenience store building and updated circulation and parking plan.

Section V-I.2.d of the Unified Zoning Code allows an Administrative Adjustment to reduce or waive the required compatibility setback. We find that reducing the compatibility setback to 16-feet – 4.5-inches and 10-feet as proposed, meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of the compatibility setback should have no impact on the safety and convenience of vehicular and pedestrian circulation. With the relocation of the building and the expansion of the parking lot, this redevelopment should improve the safety of the site.

2) Impact on existing uses in surrounding areas: The subject property has been a convenience store for decades, and predates the adjacent residential development. While the proposed location of the new store is closer to the single-family home, it is unlikely there will be any significant increase in impacts to surrounding property owners.

Landscape buffering will be required per the City of Wichita Landscape Ordinance.

3) Compatibility with existing or permitted uses on abutting sites: The land use pattern in this area is a well-established mix of commercial and residential, and nothing in this request should lessen the existing compatibility between these uses. Further, there is a likelihood the residentially-zoned property to the east would seek a higher zoning classification due to its location along an arterial street.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare; nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to reduce the compatibility setback on the north and east property lines from 25-feet to 16-feet – 4.5-inches and 10-feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan and the City of Wichita Landscape Ordinance.

2) The adjustment shall apply only to the north and east compatibility setbacks as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

3) The applicant shall complete landscaping and parking improvements within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

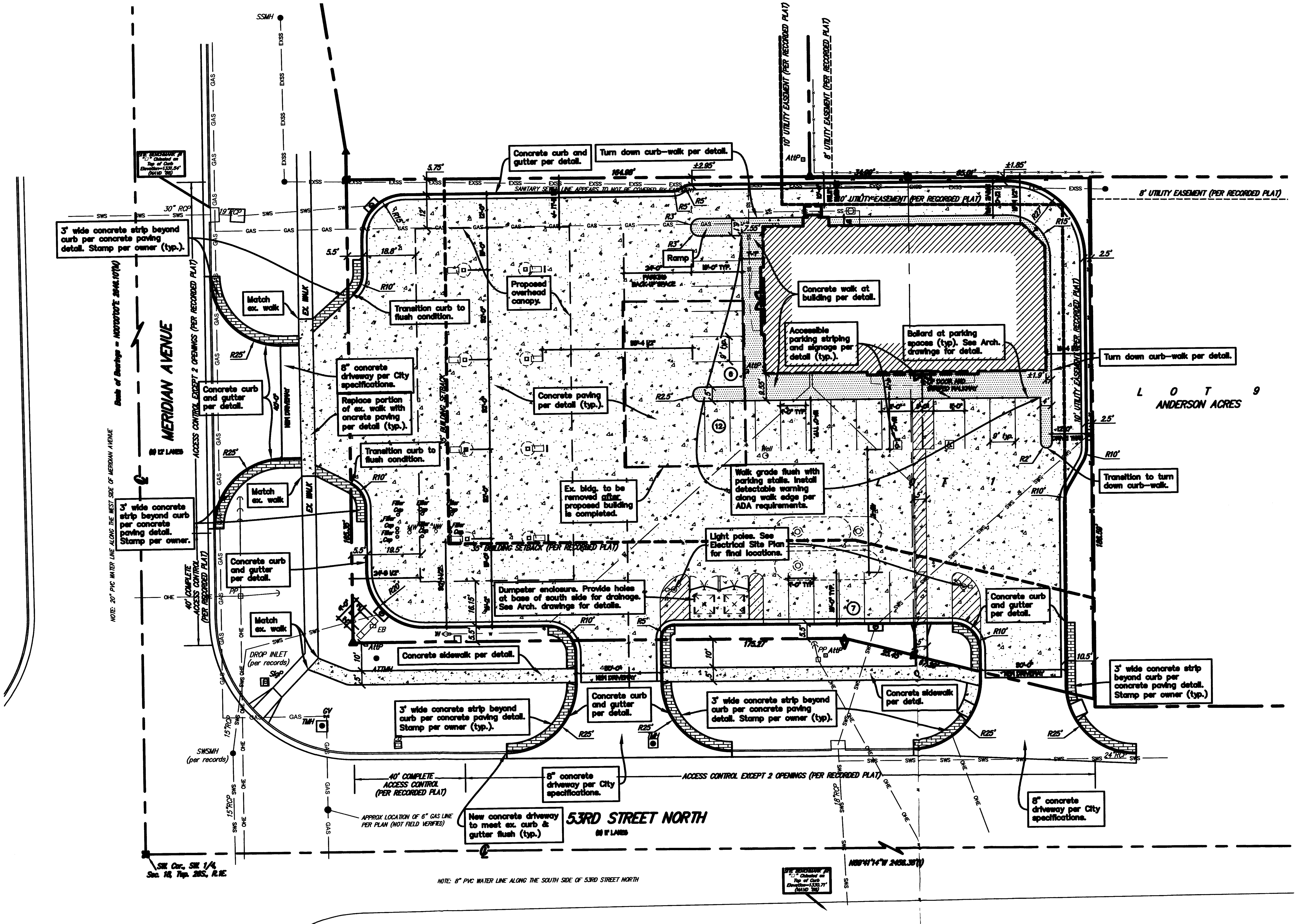
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Bryan Frye, CM District V
Cory Buchta, Community Service Representative District V

BZA 2019-06

SITE PLAN APPROVED 2/5/19

Copy 1 of 2



SITE DIMENSION PLAN

Scale 1"= 20'-0"

LEGAL DESCRIPTION

LOT 1, BLOCK 1, LEEWOOD HEIGHTS 3RD ADD, WICHITA, KS

SITE INFORMATION

Total Area:	±44,736 sq. ft. (1.03 acres)
Disturbed Area:	±44,736 sq. ft. (1.03 acres)
Impervious Area, pre-const:	±21,014 sq. ft. (0.48 acres)
Impervious Area, post-const:	±42,823 sq. ft. (0.98 acres)

BENCHMARKS

Site Benchmark - 1

"□" chiseled on top of curb, at curb inlet

Elevation = 1331.54' (NAVD 88)

Site Benchmark - 2

"□" chiseled on top of curb, west of curb inlet

Elevation = 1330.71' (NAVD 88)

SITE NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

   Kansas One Call 1-800-DIG-SAFE

2. The Contractor must notify the following in case of an emergency:

   Kansas Gas Service (Gas)....................1-888-482-4950
   Black Hills Energy (Gas)....................1-800-303-0357
   Westar Energy (Electric)....................383-8650
   Cox Communications (Telecommunication)....................262-4270
   AT&T (Telecommunication)....................268-2759
   City of Wichita Water Dept. (Water)....................268-4563 or 268-4908
   City of Wichita Sewer Maint.(San. Sewer)....................268-4024 or 262-6000
   City of Wichita Storm Sewer Maint. (Storm Sewer)....268-4090
   City of Wichita Traffic Maint.(Traf. Control)....................268-4034 or 268-4203
   Conoco Pipeline Co. (Petroleum)....................1-800-231-2551
   Williams Pipeline Co. (Petroleum)....................529-6600 or 1-800-324-9696
   Phillips Pipeline Co. (Petroleum)....................1-800-766-8230

3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.

4. Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

5. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.

6. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.

7. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.

8. Signing and striping shall be installed in accordance with the Federal Manual on Uniform Traffic Control Devices, latest edition, and the City of Wichita ADA Parking Lot Striping requirements. All accessible parking stalls must be designated by standard MUTCD R7-8 signs.

9. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.

PROJECT NO.	2018-012
DATE:	DEC. 19, 2018
DRAWN BY:	LSS
CHECKED BY:	LSS
SCALE:	AS NOTED
FILE:	

REVISIONS:

BUILDING DEPT. REVIEW FOR PERMIT AND BID SETS 12/19/2018

1 CITY PLAN REVIEW COMMENTS 3/1/2019

SHEET TITLE:

SITE DIMENSION PLAN

SHORT STOP

CONVENIENCE STORE

5400 N. MERIDIAN AVENUE

WICHITA, KS 67204

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